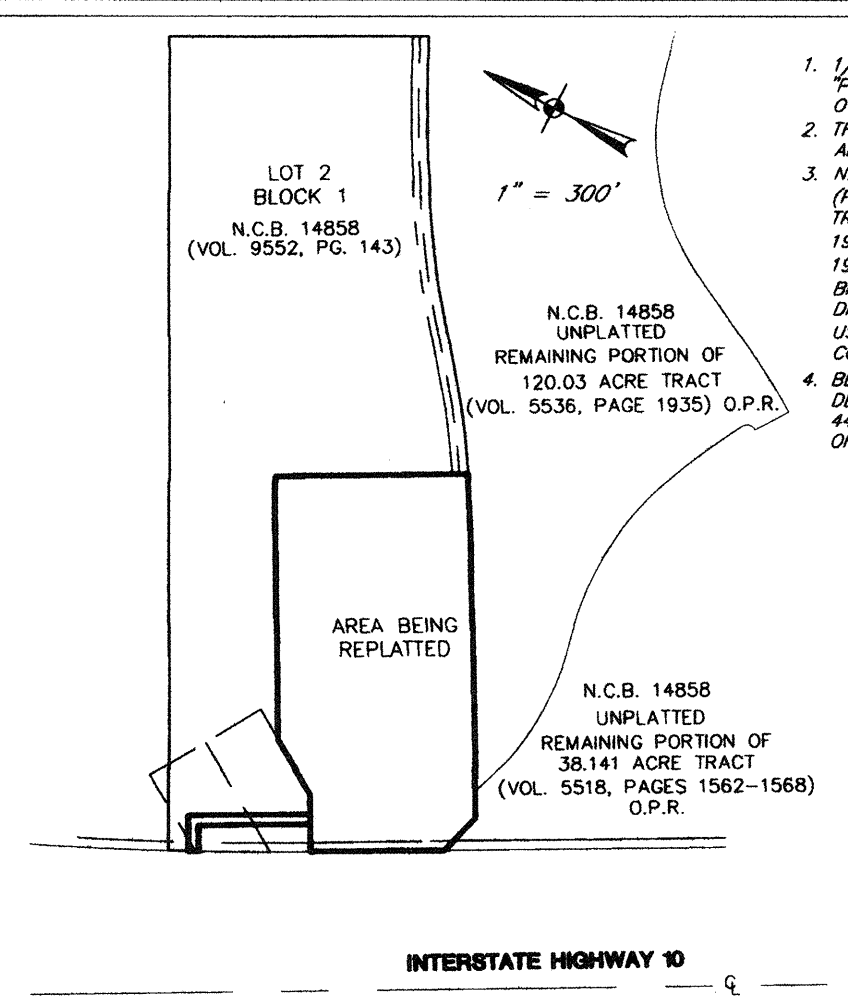


Doc# 20020355871
Book: 95524
Page: 147
Filed & Recorded
06/21/2002 02:59:19 PM
BERRY RICHOFF
COUNTY CLERK
BEAR COUNTY
RECORDING
RECORDS MANAGER
COURTHOUSE SEC'D



AREA BEING REPLATTED
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (FIESTA NORTH WEST CROSSING UNIT-1, PLAT NO. 940765) WHICH IS RECORDED IN VOLUME 9552, PAGE 143, BEAR COUNTY PLAT AND DEED RECORDS.

STATE OF TEXAS
COUNTY OF BEAR

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 DAY OF APR
A.D. 2002

DIANE C. DONOHUE
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 06-27-2004

OWNER: N.P. REAL ESTATE HOLDINGS, LTD.
CHARLES T. BARRETT, JR.

OWNER'S DULY AUTHORIZED AGENT:
ALAN SACHS

SWORN TO AND SUBSCRIBED BEFORE ME THIS 19th DAY OF April
A.D. 2002

LINDA F. POPE
Notary Public
State of Texas
My Comm. Exp. 06-27-2004

NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

1.2861 AC. - VARIABLE WIDTH DRAINAGE EASMENT
0.1037 AC. - VARIABLE WIDTH SANITARY SEWER AND DRAINAGE EASMENT
0.0844 AC. - 16" SANITARY SEWER EASMENT

GALLERIA VENTURES, LTD.
OWNER:
OWNER'S DULY AUTHORIZED AGENT
ALAN SACHS

SWORN TO AND SUBSCRIBED BEFORE ME THIS 19th DAY OF April
A.D. 2002

Linda F. Pope
Notary Public
State of Texas
My Comm. Exp. 06-27-2004

NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

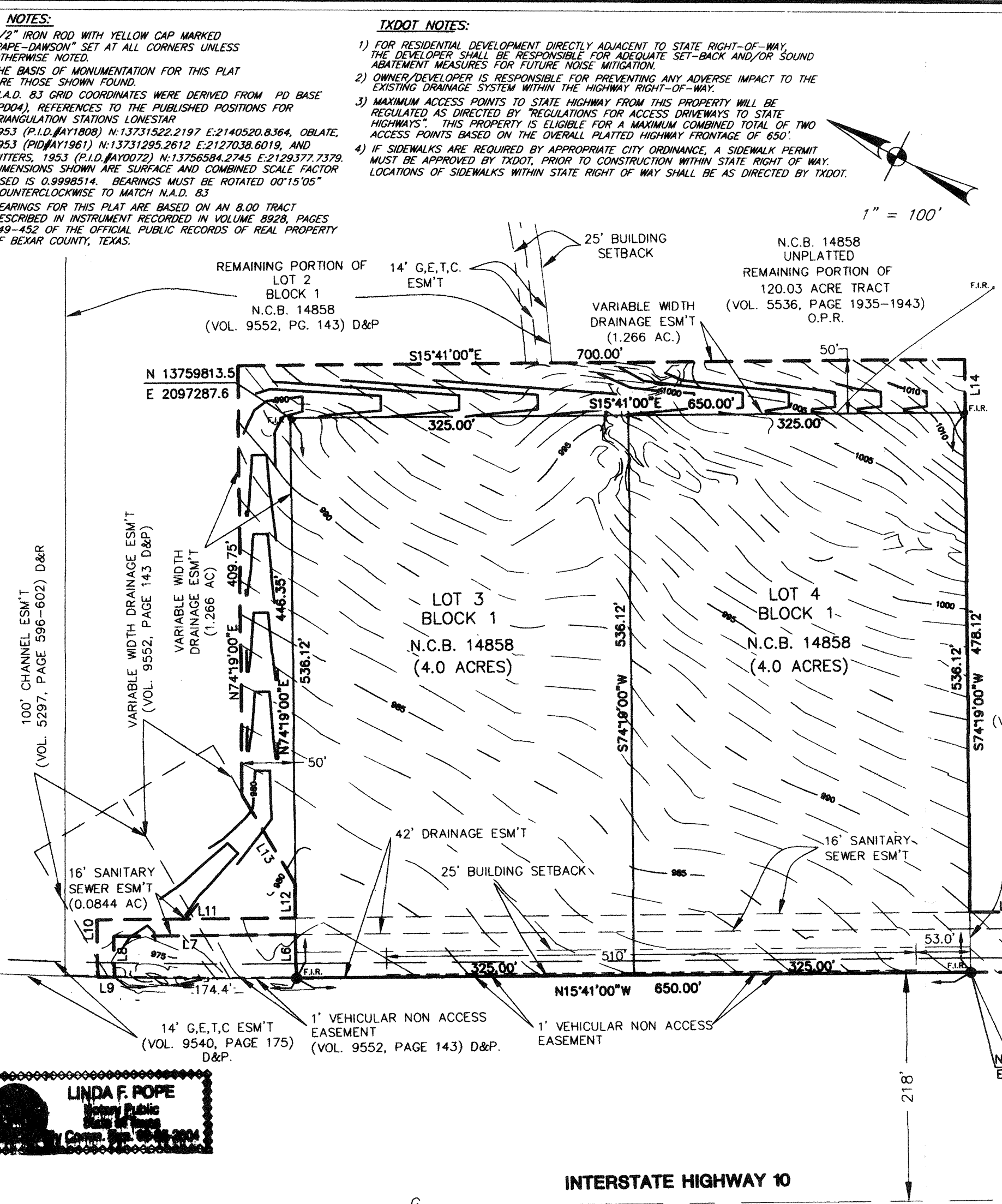
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES T. BARRETT, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF APR
A.D. 2002

Diane C. Donohue
NOTARY PUBLIC, BEAR COUNTY, TEXAS



INTERSTATE HIGHWAY 10
(436-FOOT MINIMUM WIDTH RIGHT-OF-WAY
VOLUME 5297, PAGE 596 D.R.)

REPLAT AND SUBDIVISION PLAT ESTABLISHING NORTH POINT WEST SUBDIVISION

A 9.454 ACRE TRACT OF LAND COMPRISED OF 4.027 ACRES OF LAND OUT OF LOT 2, BLOCK 1, NEW CITY BLOCK 14858, FIESTA NORTH WEST CROSSING, UNIT 1 AS RECORDED IN VOLUME 9552, PAGE 143 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS; AND 0.3421 ACRE OF LAND OUT OF A 120.03 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 5536, PAGES 1935-1943, 0.2176 ACRE OF LAND OUT OF A 38.141 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 5518, PAGES 1562-1568 AND 4.867 ACRES OUT OF AN 8.000 ACRE TRACT DESCRIBED IN INSTRUMENT IN VOLUME 8928, PAGES 449-452 ALL BEING OUT OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, ALSO OUT OF THE ANSELMO PRU SURVEY NUMBER 20, ABSTRACT NUMBER 574, NEW CITY BLOCK 14858, SAN ANTONIO, BEAR COUNTY, TEXAS.

THIS PLAT OF NORTH POINT WEST SUBDIVISION HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 22nd DAY OF May A.D. 2002

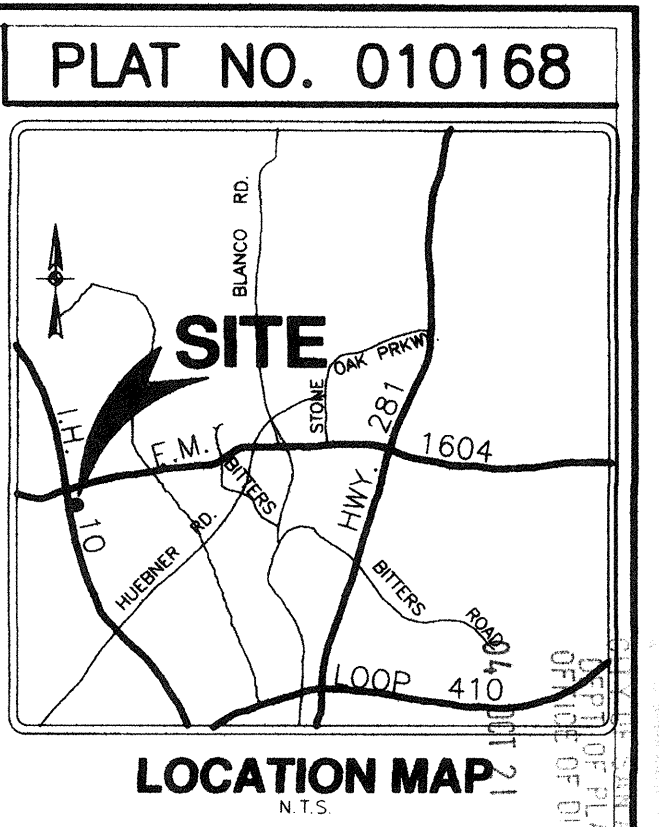
BY: Heather H. [Signature] CHAIRMAN
BY: Rodney A. [Signature] SECRETARY

DIANE C. DONOHUE
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 06-27-2004

TXDOT NOTES:
1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 650'.
4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	68.31	S15°41'00"E
L2	16.00	S74°19'00"W
L3	23.12	N15°41'00"W
L4	84.00	S14°19'00"W
L5	117.93	N15°41'00"W
L6	42.00	N74°19'00"E
L7	174.45	N15°41'00"W
L8	39.51	S74°19'00"W
L9	16.01	N13°55'48"W
L10	55.02	N74°19'00"E
L11	190.45	S15°41'00"E
L12	31.77	N74°19'00"E
L13	100.00	N44°19'00"E
L14	50.00	S74°19'00"W

LEGEND
D&P = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
D.R. = DEED RECORD OF BEAR COUNTY, TEXAS
G.E.T.C. = GAS, ELECTRIC, TELEPHONE CABLE TV.
ESM'T. = EASEMENT
F.I.R. = FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"



WASTEWATER EDU NOTES
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
NOTE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

John K. [Signature]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

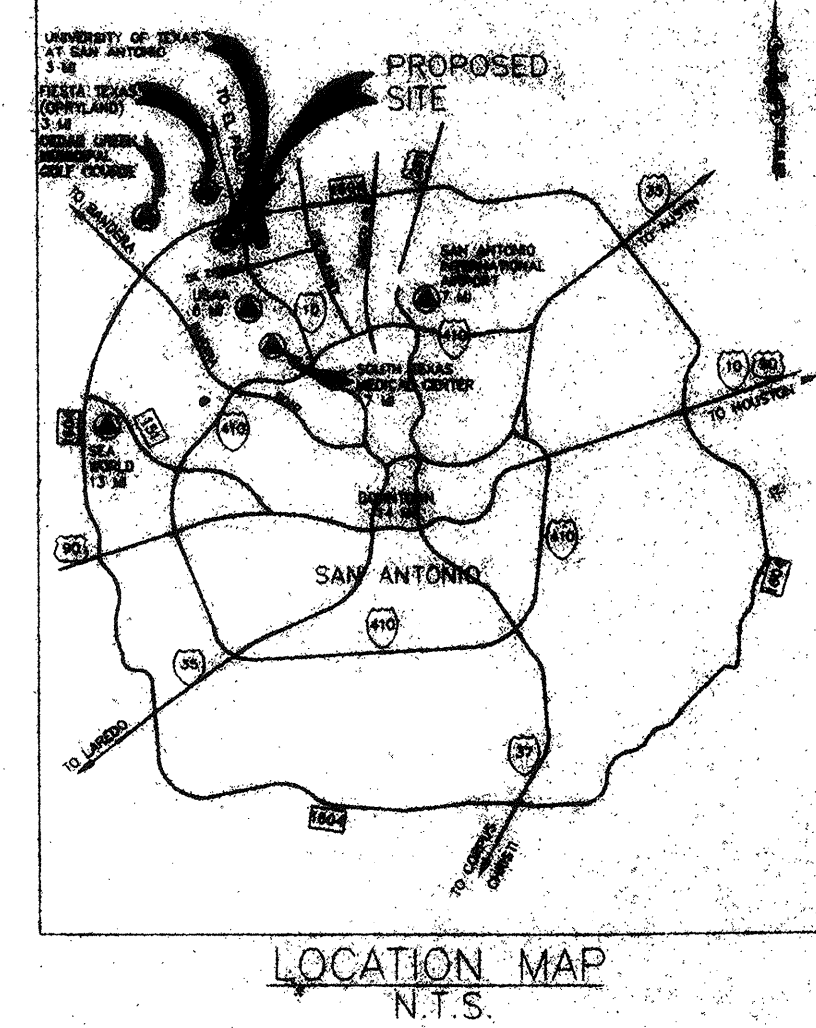
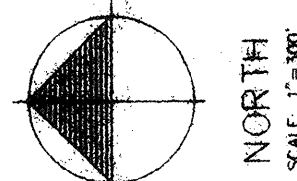
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: **PAPE-DAWSON ENGINEERS, INC.**

John [Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEAR

Gerry Nickhoff COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 21st DAY OF June A.D. 2002 AT 2:57 P.M. AND DULY RECORDED THE 21st DAY OF June A.D. 2002 AT 8:11 A.M. IN THE RECORDS OF Deeds & Plats OF SAID COUNTY, IN BOOK VOLUME 9554 ON PAGE 147
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 21st DAY OF June A.D. 2002

COUNTY CLERK, BEAR COUNTY, TEXAS
BY: **Wanda [Signature]**, DEPUTY



REVISIONS	DATE	DESCRIPTION	BY	CHKD
1	1/29/97	REVIEWED SECTION OF FUTURE VANCE JACKSON	FILE	LOCATION

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
7534 Blanco Road, Suite 109 San Antonio, Texas 78216
Telephone (210) 349-3271

PREPARED FOR:
UMBELL INC. OWNER

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
UMBELL OAKS SUBDIVISION
SAN ANTONIO, TEXAS
506.24 ACRES TRACT

DATE: DEC. 5, 1994	SCALE
Vertical 1"=10'	Horizontal 1"=300'
SHEET 1	OF 1
PROJ. NO. 0547-02-034	DRAWING FILE: B-11-3-DWG

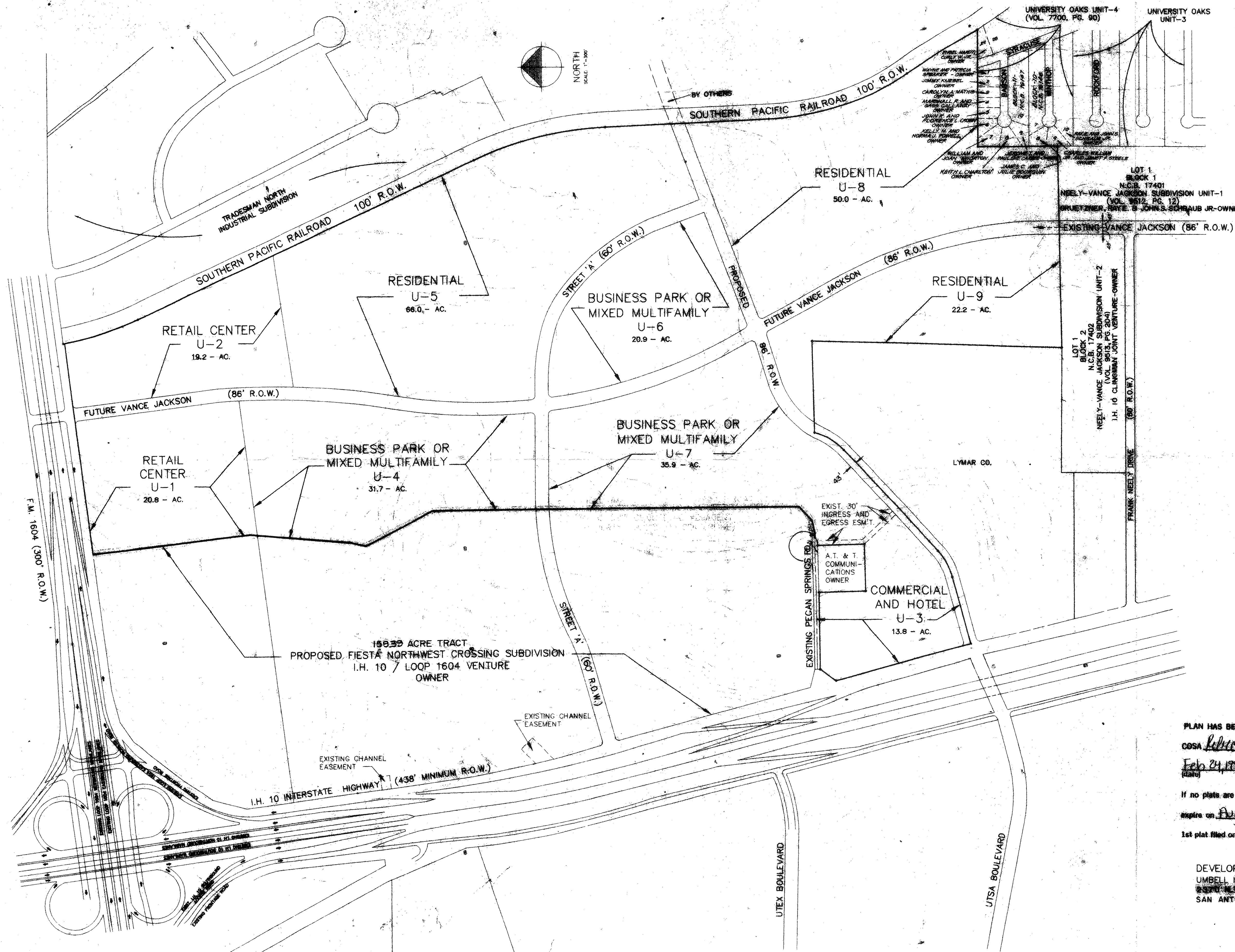
PLAN HAS BEEN ACCEPTED BY
COSA Robert A. Anderson
Feb 24, 1997 4463-B
(date) (number)

If no plats are filed, plan will
expire on Aug 24, 1998
1st plat filed on _____

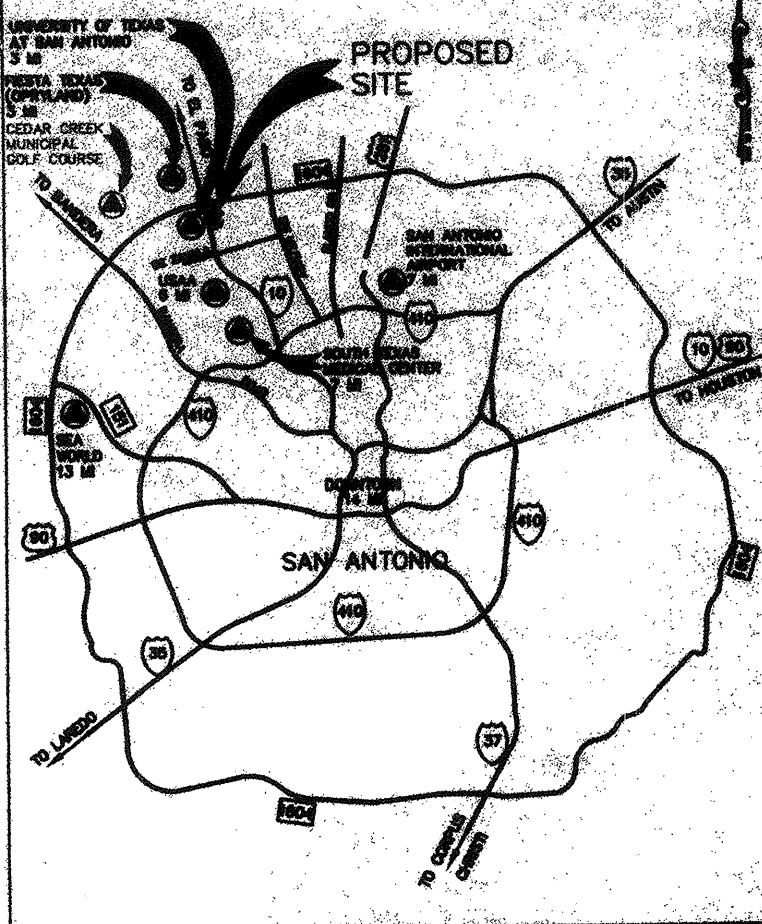
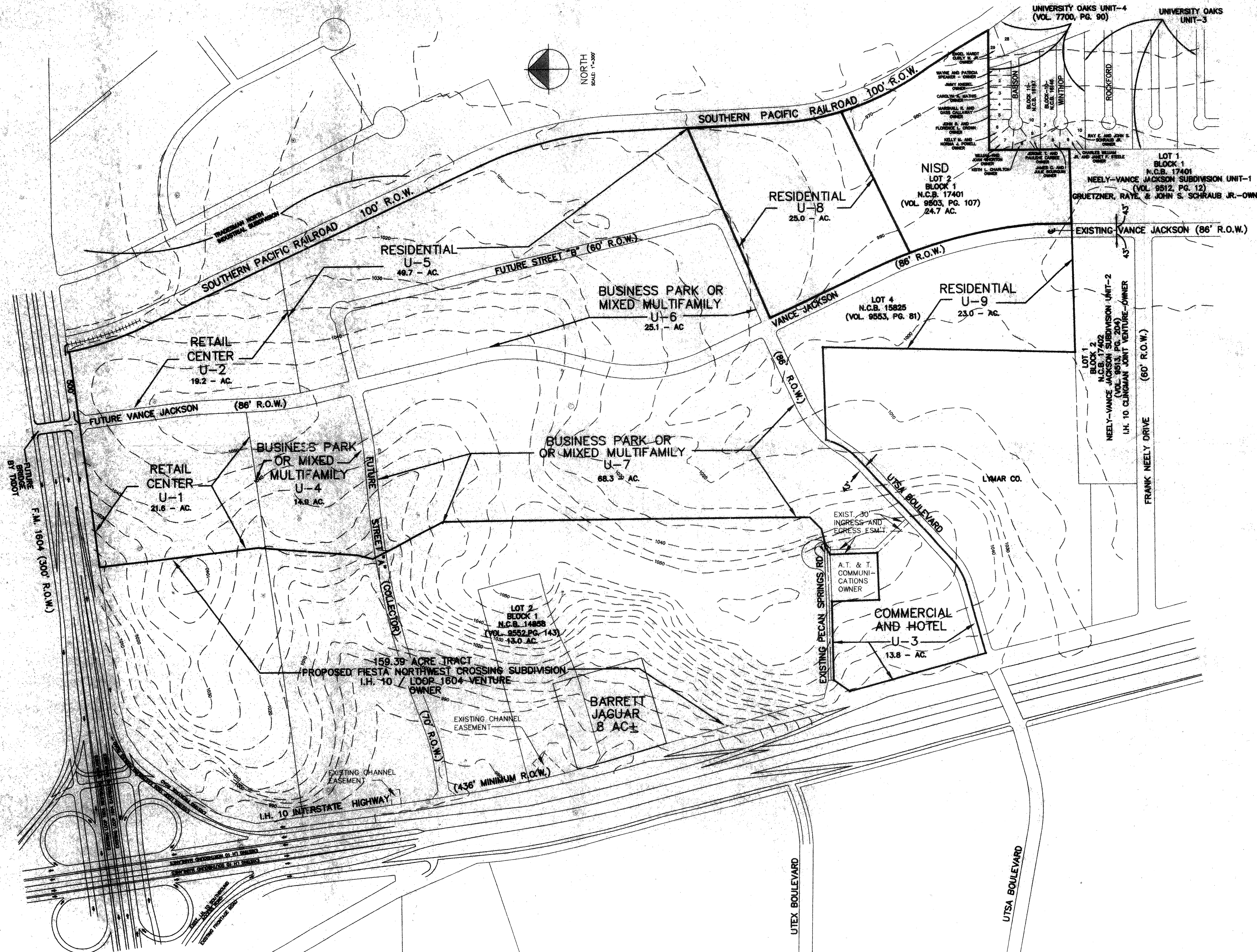
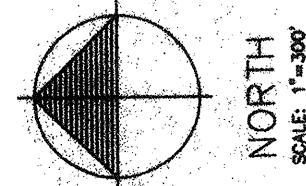
DEVELOPER:
UMBELL INC.
2320 N. W. 14TH AVE.
SAN ANTONIO, TEXAS 78231

D. R. P.
Permit # 264
Starts Jan 23, 1997
Expires March 1, 1999
Issued by EL

D. R. P.
Permit # 335
Starts Jan 23, 1997
Expires Sept 26, 2007
Issued by EL



04 OCT 21 AM 8:04
OFFICE OF PLANNING
OFFICE OF DIRECTOR



LOCATION MAP
N.T.S.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY -8 AM 11:28

PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
5-9-02 (date) 4630 (number)
If no plats are filed, plan will expire
On 11-8-03
1st plat filed on

DEVELOPER:
GALLERIA VENTURES
4323 SPECTRUM ONE
SAN ANTONIO, TEXAS 78230

04 OCT 21 AM 8:04
OFFICE OF PLANNING
OFFICE OF DIRECTOR

RECEIVED
MAY 14 2002

REVISIONS		DESCRIPTION	
NO.	DATE	NO.	DESCRIPTION
1	1/23/97	1	REMOVE PORTION OF PECAN SPRINGS UNIT CLAIM
2	03/04/02	2	UPDATE FOR STREET "A" ALIGNMENT CHANGE
3	05/01/02	3	CHANGED STREET "A" CLASSIFICATION MODIFIED STREET "B" ALIGNMENT

NO./YR	DRAWN BY	CHECKED BY	APPROVED BY

PROJECT NO.	0547-066
DATE	DEC. 5, 1994
SCALE	1" = 1/4" N/A Horizontal 1" = 1/2" = 300' Vertical 1" = 1" = 300'
SHEET	1
OF	1
PROJ. NO.	0547-066

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
UMBELL OAKS SUBDIVISION
SAN ANTONIO, TEXAS
306.24 ACRE TRACT

PREPARED FOR:
GALLERIA VENTURES

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

COPYRIGHT 1994

VRP#05-10-007

DATE: DEC 5, 1994

SHEET 1 **OF** 1

SCALE

1" = N/A

1" = 150' 300' 450'

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

FIESTA NORTHWEST CROSSING SUBDIVISION

SAN ANTONIO, TEXAS

THE VICKREY TRACT

PREPARED FOR:

IH, 10/LOOP 1604 VENTURE

VICKREY & ASSOCIATES, INC

CONSULTING ENGINEERS

7334 Blanco Road, Suite 109 San Antonio, Texas 78216

Telephone: (210)349-3271

APPROVED BY:

FILE NO.

LOCATION

12/3/94

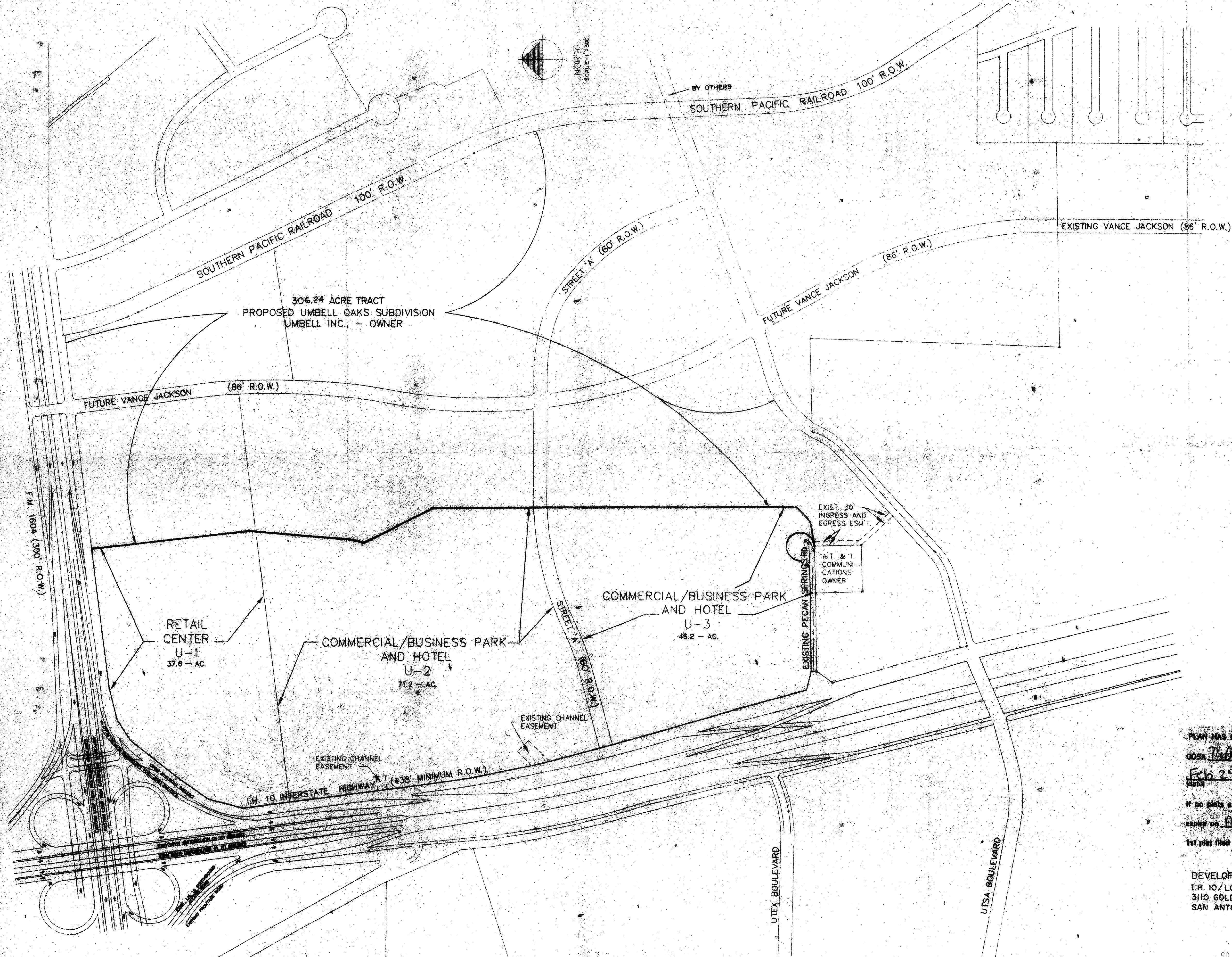
DATE

REMOVE PORTION OF FICHA STREET/QUIT CLAIM

DESCRIPTION

REVISIONS

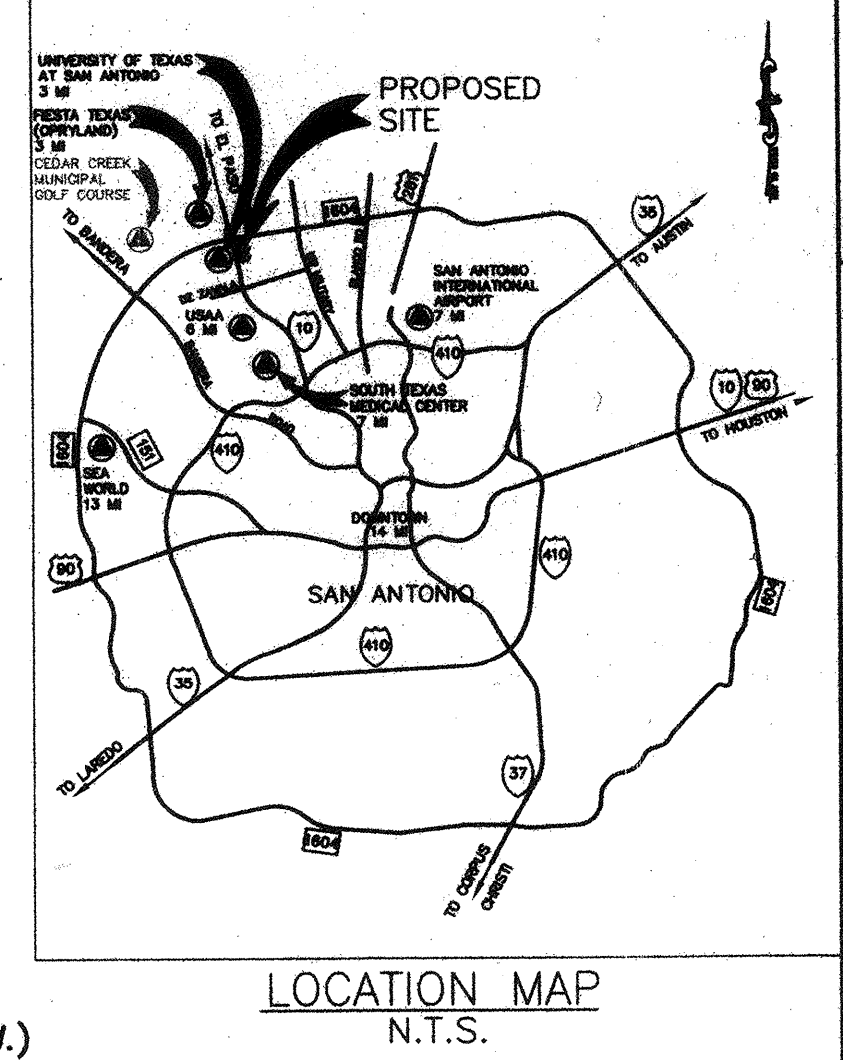
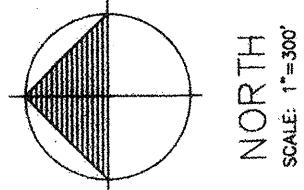
NO.



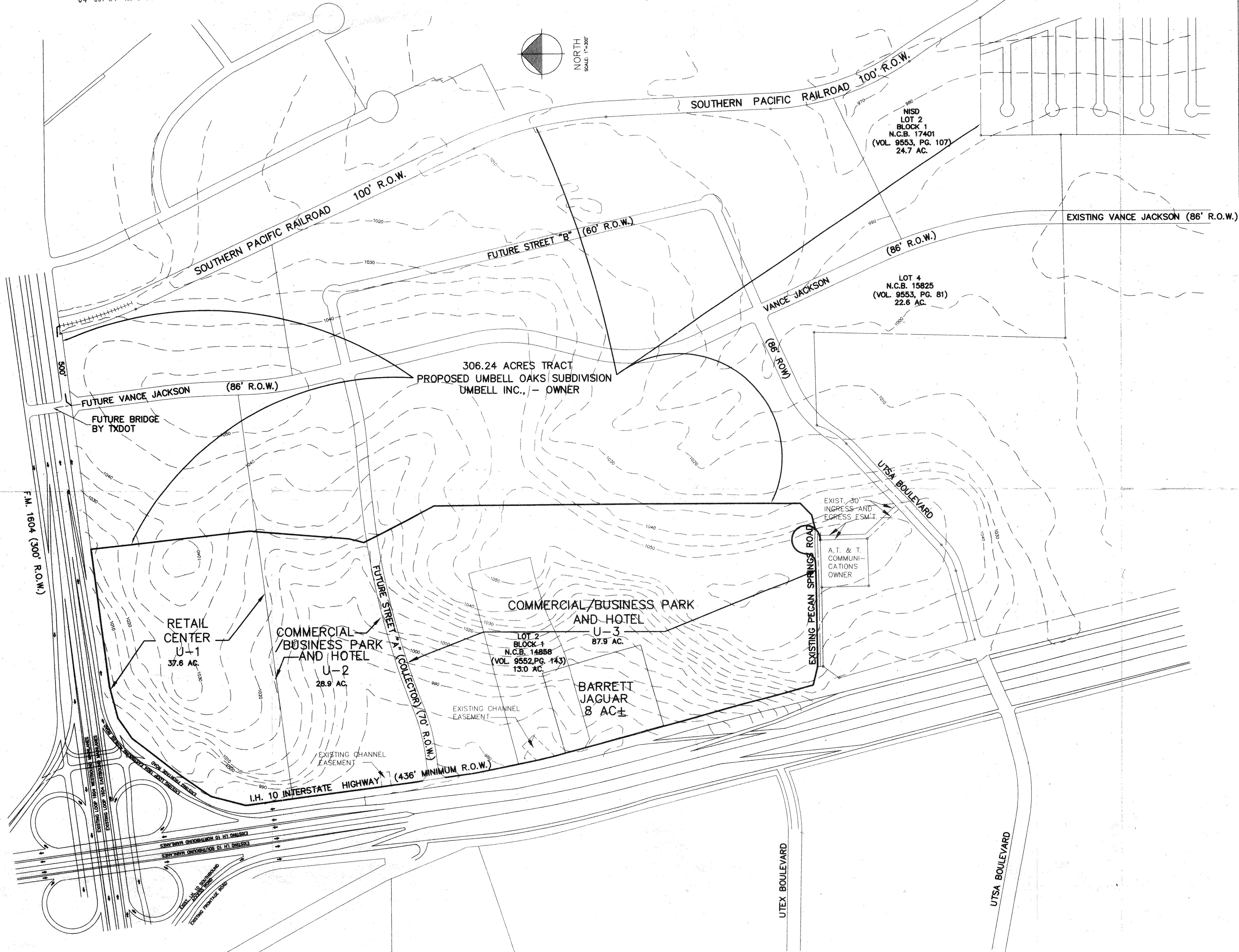
PLAN HAS BEEN ACCEPTED BY
COSA Robert M. Wallman
Feb 29 1997 441-B
(date) (number)
If no plans are filed, plan will
expire on Aug 26, 1998
1st plat filed on _____
DEVELOPER:
I.H. 10/ LOOP 1604 VENTURE
3110 GOLDSBORO
SAN ANTONIO, TEXAS 78230
D. R. P.
34764
Permit # 34764
Starts Jan 12, 1995
Expires Sept 25, 2007
Issued by: GL

04 OCT 21 AM 8 05
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

VRP# 05-10-007



NO.	DATE	DESCRIPTION	REVISIONS
3	05/01/02	CHANGED STREET "A" CLASSIFICATION MODIFIED STREET "B" ALIGNMENT	
2	03/04/02	UPDATE FOR STREET "A" ALIGNMENT CHANGE	
1	1/23/97	REMOVE PORTION OF PECAN SPRINGS/QUIT CLAIM	
NO			



CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY -2 PM 1:50

PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
5-9-02 *[Signature]*
(date) (number)
If no plats are filed, plan will expire
On 11-8-03
1st plat filed on

DEVELOPER:
GALLERIA VENTURES
4323 SPECTRUM ONE
SAN ANTONIO, TEXAS 78230

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

PREPARED FOR:
GALLERIA VENTURES

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
FIESTA NORTHWEST CROSSING SUBDIVISION
SAN ANTONIO, TEXAS
159.39 ACRE TRACT

DATE: DEC 18 1994	SCALE: 1"=N/A
Vertical: 1"=300'	Horizontal: 1"=300'
SHEET 1	OF 1
PROJ. NO.	

04 OCT 21 AM 8:05
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

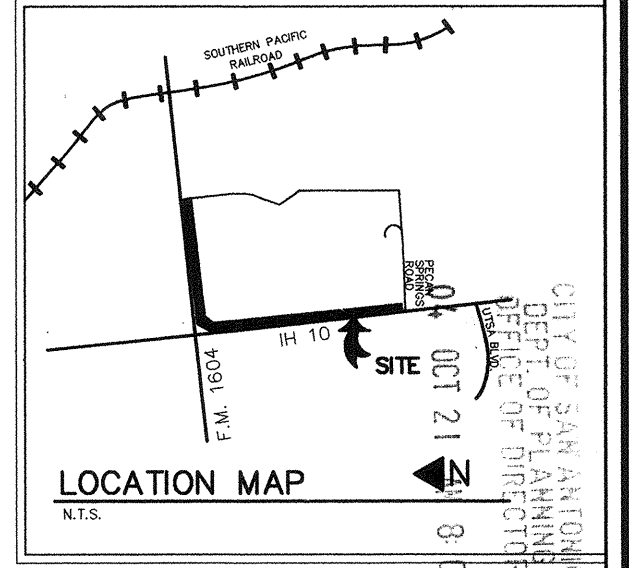
RECEIVED
MAY 14 2002

VRP#05-10-007

98-0110612

Book 09810 00175

PLAT No. 970393



LEGEND

- IRON PINS SET AT ALL PROPERTY CORNERS
- EXISTING CONTOURS
- 14' G.E.T,CA ESMT
- 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER DRAINAGE, CABLE, TELEPHONE, OR CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

THE CITY COUNCIL AT ITS MEETING ON THE 9th DAY OF NOVEMBER A.D. 1995 ABANDONED A PORTION OF PECAN SPRINGS ROAD RIGHT OF WAY (ORDINANCE 83176).

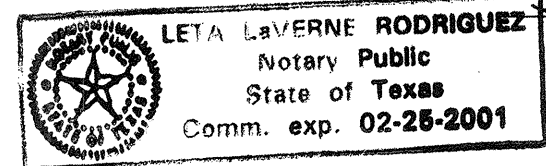
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FIVE ACCESS POINTS ON LOOP 1604, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1103.18' AND FOURTEEN ACCESS POINTS ON I.H. 10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 3709.97'.
- ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKREY & ASSOCIATES, INC.
BY: HAL B. LANE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF September, A.D. 1997



SUBDIVISION PLAT ESTABLISHING
FIESTA NORTHWEST CROSSING
UTILITY EASEMENT

1.919 ACRES OF LAND BEING OUT OF N.C.B. 14858, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, AND THE B.B.B. & C. R.R. CO. SURVEY NO. 21, ABSTRACT NO. 104, ALSO DESCRIBED BY DEEDS RECORDED IN V. 5518 & V. 5536, P. 1935 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, AND A PORTION OF PECAN SPRINGS ROAD CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR
GERRY RYKHOF COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 29th DAY OF June, A.D. 1998, AT 1:39P.M. AND DULY RECORDED THE 30th DAY OF June, A.D. 1998, AT 4:02P.M. IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 9540 ON PAGE 175 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30th DAY OF June, A.D. 1998.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Elton R. ... DEPUTY

X=2,098,120
Y=13,762,705

UMBELL OAKS SUBDIVISION
UTILITY EASMENT

S06°09'59"E
14.00'

PECAN SPRINGS
ROAD CLOSED BY
ORDINANCE NO. 83176

SCALE: 1"=100'

F.M. 1604
(300' MINIMUM R.O.W.)

MATCHLINE A

(300' F.M. 1604
MINIMUM R.O.W.)

INTERSTATE HIGHWAY NO. 10
(486' MINIMUM R.O.W.)

INTERSTATE HIGHWAY NO. 10
(486' MINIMUM R.O.W.)

INTERSTATE HIGHWAY NO. 10
(486' MINIMUM R.O.W.)

LINE	DIRECTION	DISTANCE
T1	S82°42'34"W	51.40'
T2	N07°17'26"W	36.00'
T3	S82°42'34"W	5.00'
T4	S07°17'26"E	36.00'

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

7334 Blanco Road, Suite 109, San Antonio, Texas 78216
Telephone: (210)349-3271



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

VICKREY & ASSOCIATES, INC.
BY: JOHN ELORRIAGA, P.E.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF September, A.D. 1997

Leta Laverne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS



THIS PLAT OF FIESTA NORTHWEST CROSSING UTILITY EASEMENT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 29th DAY OF June, A.D. 1998
BY: Theresa K. Grolman
BY: Bill ... SECRETARY



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

IH10/LOOP 1604 JOINT VENTURE

Fiesta Venture In Texas, General Partner
By: ...
OWNER

DULY AUTHORIZED AGENT

STATE OF ILLINOIS
COUNTY OF DEKALB

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MORANDO BERRETTINI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF SEPT., A.D. 1997

Barbara E. Myers
NOTARY PUBLIC

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

- 1 - FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 2 - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING CHANGELINE ADJACENT TO THE STATE RIGHT-OF-WAY.
- 3 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ON I.H. TO, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 4.3-1.2.
- 4 - ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG TREKWAY FROM STATE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	241.40	1814.56	07°37'21"	120.88	241.23	S71°40'39"W
C2	385.41	2072.86	10°39'11"	193.26	384.85	S73°22'31"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.71'	N11°27'30"W
L2	69.06'	N59°58'12"W
L3	152.19	S45°40'39"E
L4	230.70	S45°45'08"E

LEGEND

○ IRON PIN SET
 — — — EXISTING CONTOURS
 G,E,T,CA GAS, ELECTRIC, TELEPHONE
 AND CABLE TV EASEMENT
 ESMT EASEMENT
 BSL BUILDING SETBACK LINE
 EXIST. EXISTING

SCALE 1"=100'

NOTE:
NO BUILDING PERMITS OR UTILITY CONNECTIONS SHALL BE ISSUED ON THESE PORTIONS OF LOT 2, BLOCK 1, N.C.B. 14858 UNTIL ADEQUATE ALL-WEATHER STRUCTURES, APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, ARE CONSTRUCTED TO PROVIDE ACCESS ACROSS THE DRAINAGE EASEMENT TO THESE PORTIONS OF THE LOT.

Amir Shah

1 Geoffrey Rickford COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY
THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 27th DAY OF November
A.D. 2001 AT 1:30 PM AND DULY RECORDED THE 27th DAY OF November
2001 AT 2:40 PM IN THE RECORDS OF Deed's PLATS
OF SAID COUNTY, IN BOOK VOLUME 9562 ON PAGE 1743
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 27th
DAY OF November
A.D. 2001

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 1 VRP# 05-10-007

100 N- 0547 048 05

M:\SDSKPROJ\0547-034\DWG\OPLAT01

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

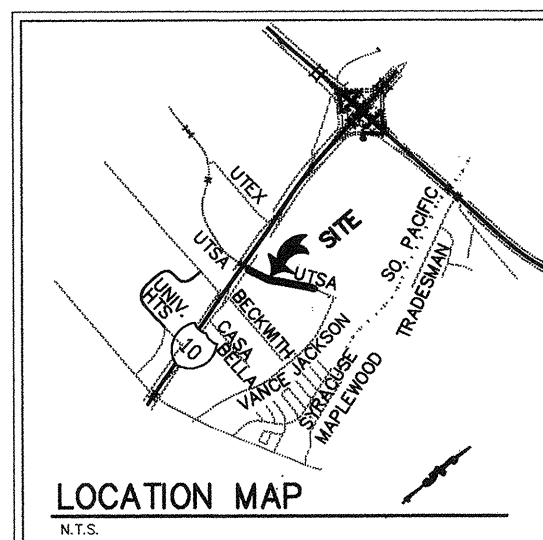
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS".
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	312.61'	657.00'	27°15'44"	159.32'	309.67'	N60°56'26"E
C2	353.53'	743.00'	27°15'44"	180.18'	350.20'	S60°56'26"W
C3	167.29'	657.00'	14°35'20"	84.10'	166.84'	N40°00'54"E
C4	189.19'	743.00'	14°35'20"	95.11'	188.67'	S40°00'54"W
C5	169.19'	657.00'	14°45'18"	85.07'	168.73'	S40°05'53"W
C6	85.12'	743.00'	06°33'50"	42.61'	85.08'	S44°11'37"W
C7	88.48'	773.00'	06°33'29"	44.29'	88.43'	N44°11'48"E
C8	106.22'	743.00'	08°11'27"	53.20'	106.13'	N36°48'58"E

LINE TABLE		
LINE	LENGTH	BEARING
1	92.92'	N15°22'32"W
2	93.08'	N15°25'30"W
3	70.71'	S60°25'36"W
4	30.00'	N48°56'03"W
5	30.00'	S42°31'28"E
6	86.00'	S42°31'28"E
7	70.74'	S29°35'53"W

PLAT NO. 980177



LEGEND

- SET IRON PIN SET
- EXISTING CONTOURS
- PROPOSED CONTOURS
- GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ESMT
- PROPERTY LINE

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

VICKREY & ASSOCIATES INC.
BY: JOHN ELORRIAGA, P.E.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3rd DAY OF December, A.D. 1998.
LETA LAVERNE RODRIGUEZ
NOTARY PUBLIC BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BART KOONTZ, DULY AUTHORIZED AGENT FOR
MCCOMBS FAMILY LLC

OWNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Alan Sachs, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

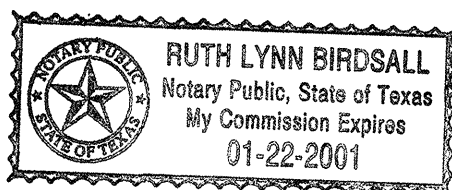
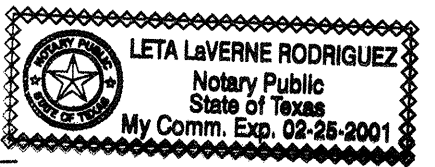
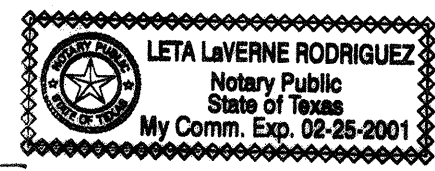
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF December, A.D. 1998.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BART C. KOONTZ, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF January, A.D. 1999.

NOTARY PUBLIC BEXAR COUNTY, TEXAS



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

SUBDIVISION PLAT ESTABLISHING
LONE STAR BUSINESS PARK UNIT 2

3.684 ACRES OF LAND BEING OUT OF NCB 15825, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, AND THE B.B.B. & C. R.R. CO. SURVEY NO. 21, ABSTRACT NO. 104, ALSO DESCRIBED BY DEEDS RECORDED IN VOL 2359, PG 497 & VOL 6736, PG 734 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

THIS PLAT OF LONE STAR BUSINESS PARK UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 10th DAY OF February, A.D. 1999

BY: Robert H. Leininger, Chairman
BY: [Signature], Secretary



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKREY & ASSOCIATES INC.
BY: ROBERT H. LEININGER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3rd DAY OF December, A.D. 1998.

LETA LAVERNE RODRIGUEZ
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

Gerry Rickhoff, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY, THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 23rd DAY OF March, A.D. 2000, AT 1:54 P.M. AND DULY RECORDED THE 24th DAY OF March, A.D. 2000, AT 8:44 A.M. IN THE RECORDS OF Deeds & Plats OF SAID COUNTY, IN BOOK VOLUME 95416 ON PAGE 204.

IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 24th DAY OF March, A.D. 2000.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Sylvia W. Flores, DEPUTY

Doc# 20020259055
Book: 9553
Page: 81
Filed & Recorded
10:54:11 AM
GERRY RODRIGUEZ
COUNTY CLERK
BEXAR COUNTY
RECORDING
RECORDS MANAGER
COURTHOUSE SEC 1

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

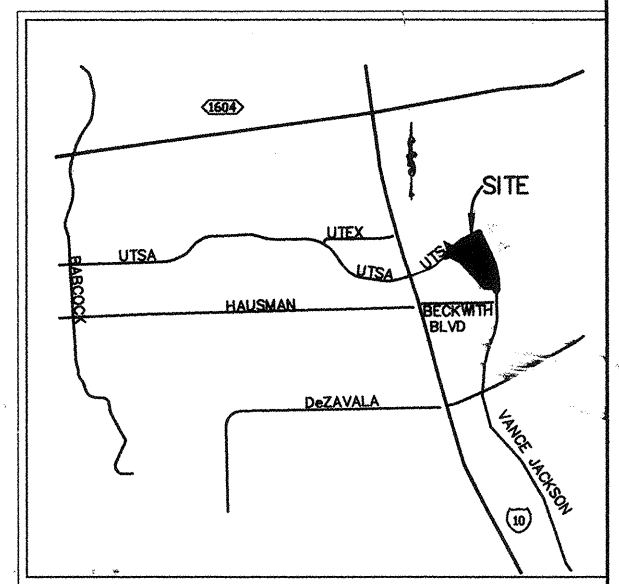
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

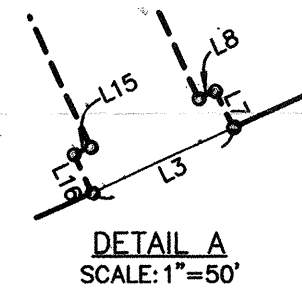
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	1274.22'	2993.00'	24°23'34"	646.92'	1264.63'	S12°43'24"E
C2a	3.13'	3043.00'	00°03'32"	1.56'	3.13'	S66°22'47"W
C2	1238.38'	2907.00'	24°24'29"	628.73'	1229.04'	N12°42'57"W
C3	201.87'	657.00'	17°36'17"	101.74'	201.07'	N56°16'41"E
C4	39.27'	25.00'	90°00'00"	25.00'	35.36'	S69°55'11"E
C5	228.29'	743.00'	17°36'17"	115.05'	227.40'	N56°16'41"E
C6	39.27'	25.00'	90°00'00"	25.00'	35.36'	N20°04'49"E
C7	38.72'	25.00'	88°43'48"	24.45'	34.96'	S69°17'05"E
C8	39.85'	25.00'	91°19'44"	25.59'	35.76'	S20°44'41"W
C9	204.40'	2870.00'	04°04'50"	102.24'	204.35'	N03°29'16"W
C10	31.50'	104.50'	17°16'21"	15.87'	31.38'	S73°42'59"W
C11	40.85'	135.50'	17°16'21"	20.58'	40.69'	N73°42'59"E
C12	175.51'	118.00'	85°13'04"	108.54'	159.77'	S72°18'36"E
C13	38.60'	118.00'	18°44'31"	19.47'	38.43'	N55°42'34"E
C14	26.17'	80.00'	18°44'31"	13.20'	26.05'	N55°42'34"E
C15	237.51'	773.00'	17°36'17"	119.70'	236.58'	N56°16'41"E
C16	745.74'	2870.00'	14°53'16"	374.98'	743.65'	N17°15'06"W
C17	245.85'	2870.00'	04°54'29"	123.00'	245.78'	N07°58'55"W
C18	471.24'	150.00'	180°00'00"	—	300.00'	S41°48'41"W

PLAT NO. 940764



LOCATION MAP
NTS

LINE TABLE		
LINE	LENGTH	BEARING
1	86.00	N65°34'56"E
2	86.00	N23°35'27"W
3	40.67	N24°55'11"W
4	86.00	N42°31'28"W
5	86.00	S88°57'52"W
6	25.00	S89°06'20"W
7	11.00	S65°04'49"W
8	4.83	S24°55'11"E
9	42.90	S82°21'10"W
10	31.00	S07°38'50"E
11	42.90	N82°21'10"E
12	67.98	N65°04'49"E
13	102.25	N46°20'18"E
14	116.00	N42°31'28"W
15	4.83	S24°55'11"E
16	11.00	N65°04'49"E



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

VICKREY & ASSOCIATES INC.
BY: JOHN ELORRIAGA, P.E.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3rd DAY OF December

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

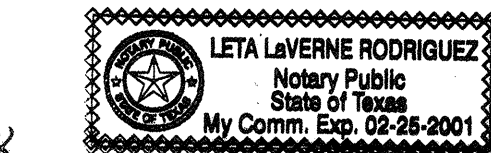
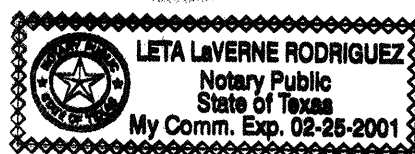
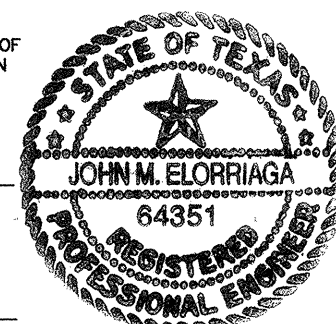
UMBELL, N.V.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Alan Sachs, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF December, A.D. 1998

NOTARY PUBLIC BEXAR COUNTY, TEXAS



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

7334 Blanco Road, Suite 109, San Antonio, Texas 78216
Telephone: (210)349-3271

SUBDIVISION PLAT ESTABLISHING UMBELL OAKS SUBDIVISION UNIT 1

29.611 ACRES OF LAND BEING OUT OF N.C.B 15825, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE ANSELMO PRU SURVEY NO. 20, AND THE R.C. HAWKINS SURVEY NO. 337, ALSO BEING OUT OF THE 304.560 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOL 2359, PG. 497 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

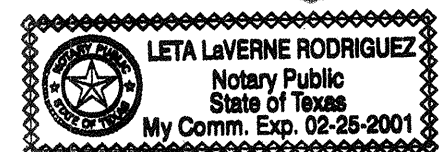
THIS PLAT OF UMBELL OAKS UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 12th DAY OF February, A.D. 1999

BY:

BY:

SECRETARY



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKREY & ASSOCIATES INC.

BY: ROBERT H. LEININGER, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3rd DAY OF

December, A.D. 1998

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I, Deeann Pickholtz, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 8th DAY OF February, A.D. 2002, AT 3:37 PM, AND DULY RECORDED THE DAY OF February, A.D. 2002, AT 3:37 PM, IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 4663 ON PAGE 81. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 8th DAY OF February, A.D. 2002.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: Amil W. W., DEPUTY

THIS SUBDIVISION IS WITHIN THE BROWNS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "BROWNS RECHARGE ZONE AND WATERBODIES PROTECTION", OR THE LATEST REVISION THEREOF.

NO PERSON SHALL OBSTRUCT THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EROSION CONTROL PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WAP") OR SUBDIVISION PLAN AS REQUIRED BY 30 THE 21.3 OF THE TEXAS WATER CODE OR LATEST REVISION THEREOF HAS BEEN FILED WITH THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCIES AND THE APPLICATION HAS BEEN APPROVED BY THE DIRECTOR OF THE TWC.

CURVE	RADIUS	DELTA	TANGENT LENGTH	CH. BEARING	CHORD
C1	100.00	27.00	17.36	S89°23'13"W	33.88
C2	100.00	27.00	17.36	S89°23'13"W	33.88
C3	100.00	27.00	17.36	S89°23'13"W	33.88
C4	100.00	27.00	17.36	S89°23'13"W	33.88
C5	100.00	27.00	17.36	S89°23'13"W	33.88
C6	100.00	27.00	17.36	S89°23'13"W	33.88
C7	100.00	27.00	17.36	S89°23'13"W	33.88
C8	100.00	27.00	17.36	S89°23'13"W	33.88
C9	100.00	27.00	17.36	S89°23'13"W	33.88
C10	100.00	27.00	17.36	S89°23'13"W	33.88
C11	100.00	27.00	17.36	S89°23'13"W	33.88

LINE	LENGTH	BEARING
L1	10.00	S89°23'13"W
L2	10.00	S89°23'13"W
L3	10.00	S89°23'13"W
L4	10.00	S89°23'13"W
L5	10.00	S89°23'13"W
L6	10.00	S89°23'13"W
L7	10.00	S89°23'13"W
L8	10.00	S89°23'13"W
L9	10.00	S89°23'13"W
L10	10.00	S89°23'13"W

- LEGEND**
- - INDICATES IRON PINS SET OR FOUND
 - - - - - PROPOSED CONTOUR
 - ELEC. - ELECTRIC
 - TEL. - TELEPHONE
 - CA.T.V. - CABLE TELEVISION
 - ESM'T - EASEMENT
 - SETBACK LINE - SETBACK LINE
 - DRN. - DRAINAGE
 - SAN. SEW. - SANITARY SEWER
 - R.P.R. - REAL PROPERTY RECORDS

SECTION OF STATE PLATE COORDINATES: 100 MARK MILLER PEB 4021.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS. THE EASMENTS AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASMENT", "GAS EASMENT", "FIRE EASMENT", "SERVICE EASMENT", "STORMWATER EASMENT", "UTILITY EASMENT" AND "EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, IMPROVING, OR REMOVING CABLES, CONDUITS, PIPES, OR TRANSDUCERS, EACH WITH ITS NECESSARY APPURTENANCES, TOWER, TOWER, ALL WAYS OR PARTS THEREOF, OR OTHER STRUCTURES WHICH BRANCH OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALL WILL BE PLACED WITHIN SAID EASMENT AREAS.

ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS BEING RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT ADOPT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SANITARY SEWER, TELEPHONE, CABLE T.V. EASMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASMENTS ARE DESCRIBED BELOW.

WATERMASTER BEN NOTE: THE NUMBER OF SUBEQUIVALENT SELLING UNITS (SBU'S) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.

ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

OWNER: NORTHSIDE INDEPENDENT SCHOOL DISTRICT
3900 EVERS ROAD
SAN ANTONIO, TEXAS 78238

STATE OF TEXAS
COUNTY OF BEHAR

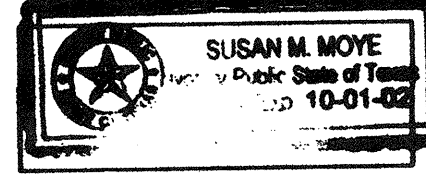
THE ORDER OF THE LAND SHOWN ON THIS PLAT IN PERSH OR THROUGH A BAILY AUTHORIZED AGENT, RELATES TO THE USE OF THE PUBLIC EXCEPT AREAS. THE ORDER OF THE LAND SHOWN ON THIS PLAT IN PERSH OR THROUGH A BAILY AUTHORIZED AGENT, RELATES TO THE USE OF THE PUBLIC EXCEPT AREAS. THE ORDER OF THE LAND SHOWN ON THIS PLAT IN PERSH OR THROUGH A BAILY AUTHORIZED AGENT, RELATES TO THE USE OF THE PUBLIC EXCEPT AREAS.

STATE OF TEXAS
COUNTY OF BEHAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Ed Rawlinson KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ADMITS TO THE FACT THAT HE HAS SIGNED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF Jan, A.D. 2002.

Susan M. Moye
NOTARY PUBLIC



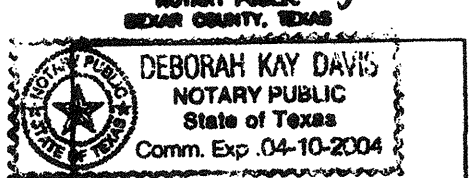
STATE OF TEXAS
COUNTY OF BEHAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF THE STREET, LOTS, AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF UNIFIED DEVELOPMENT CODE ORDINANCES EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C. Michael W. Cude, P.E.
LICENSED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25th DAY OF Jan, A.D. 2002.

Deborah Kay Davis
NOTARY PUBLIC
BEHAR COUNTY, TEXAS



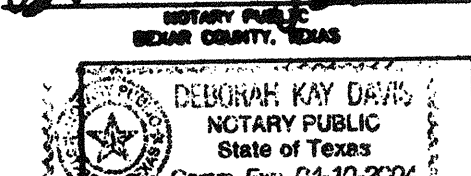
STATE OF TEXAS
COUNTY OF BEHAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACRUAL SURVEY MADE ON THE GROUND BY: M.W. CUDE ENGINEERS, L.L.C.

M.W. CUDE ENGINEERS, L.L.C. Michael W. Cude, P.E.
MICHAEL W. CUDE, R.P.L.S.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25th DAY OF Jan, A.D. 2002.

Deborah Kay Davis
NOTARY PUBLIC
BEHAR COUNTY, TEXAS



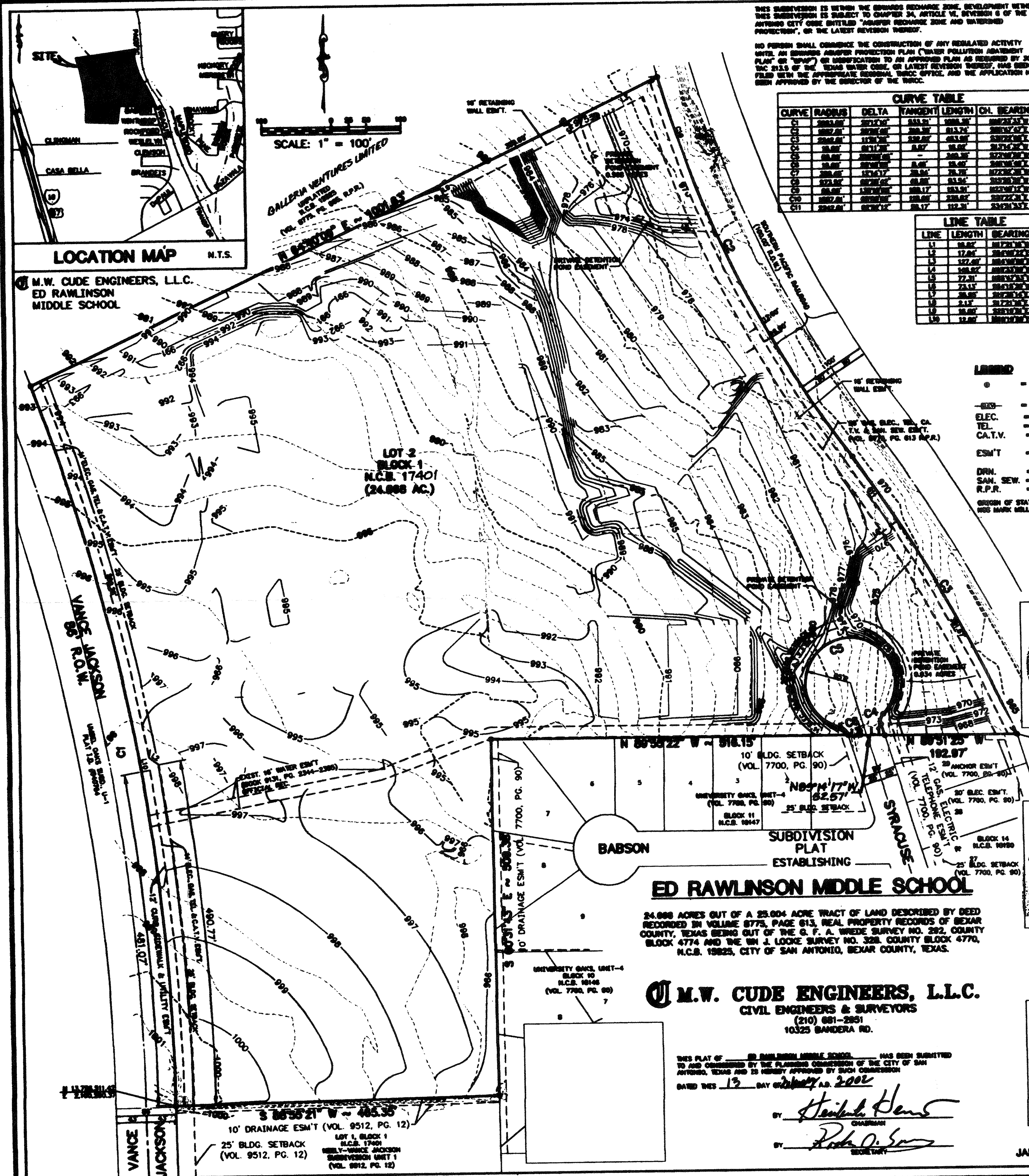
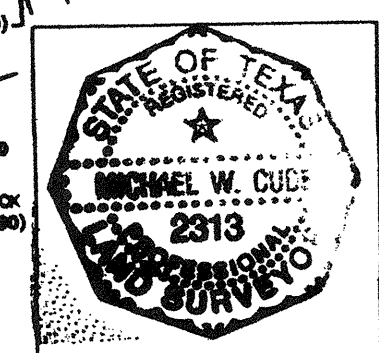
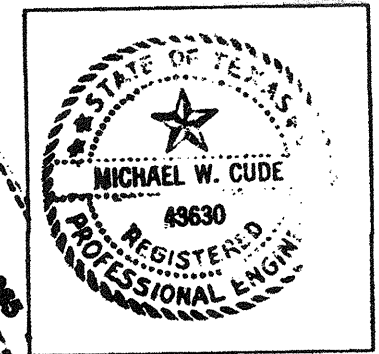
STATE OF TEXAS
COUNTY OF BEHAR

I, Deborah Kay Davis, COUNTY CLERK OF SAID COUNTY, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 21st DAY OF Feb, A.D. 2002 AT 3:31 P.M. AND DAILY RECORDED THE 22nd DAY OF Feb, A.D. 2002 AT 3:31 P.M. IN THE RECORDS OF Deed & Plat OF SAID COUNTY IN THE BOOK VOLUME 453 ON PAGE 107.

IN WITNESS WHEREOF, I HAVE HEREIN SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS 25th DAY OF Jan, A.D. 2002.

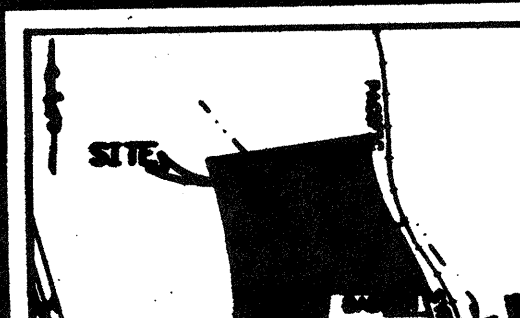
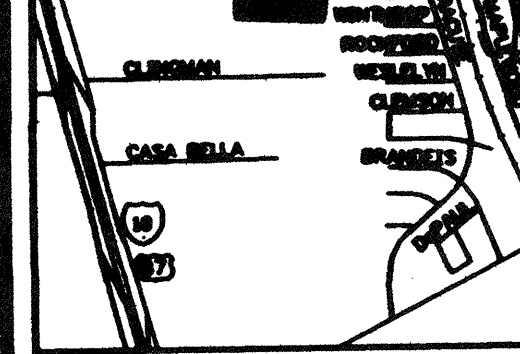
COUNTY CLERK BEHAR COUNTY, TEXAS

Deborah Kay Davis
DEPUTY



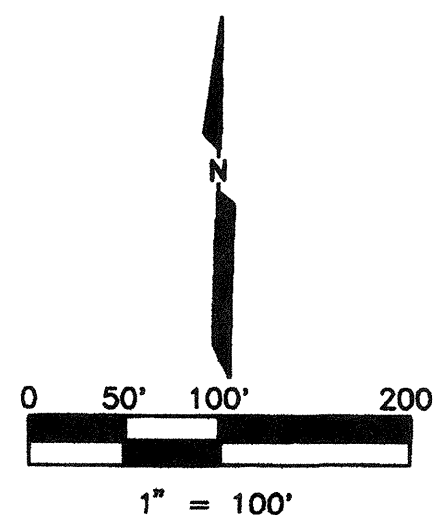
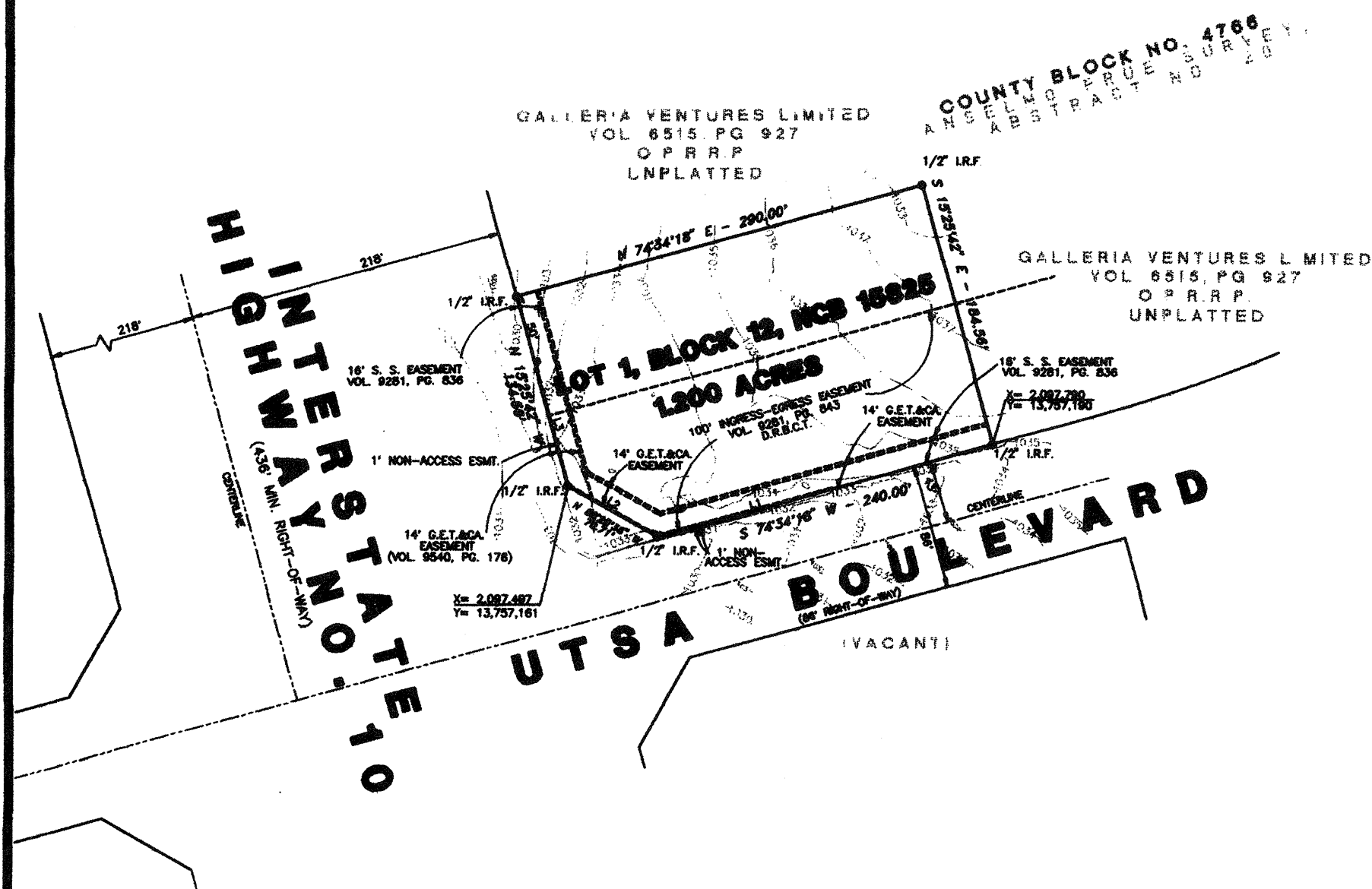
M.W. CUDE ENGINEERS, L.L.C.
ED RAWLINSON
MIDDLE SCHOOL

LOCATION MAP



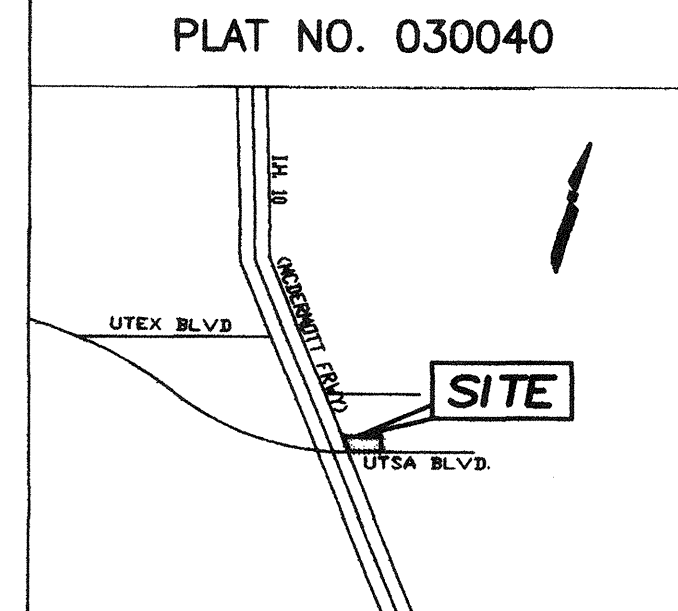
Doc# 20020267643
Page# 1 of 7
Printed: 01/25/2002 03:37:06 PM
COUNTY: BEHAR
COUNTY CLERK: DEBORAH KAY DAVIS
RECORDING: COURTNEY K. HARRIS
RECORDS HOUSE: SEDU

Doc# 20030051680
Book: 180
Page: 180
Filed & Recorded
F1164 83/06/2003 11:12:24 AM
GERRY RICKHOFF
COUNTY CLERK
BEXAR COUNTY
RECORDING
RECORDS MANAGER
COURT-HOUSE SEC 5
\$ 25.00
\$ 5.00
\$ 1.00



EASEMENT LINE TABLE

TANGENT	BEARING	LENGTH
L1	S 74°34'18" W	124.59'
L2	N 60°25'36" W	69.88'
L3	N 15°25'42" W	84.14'



LOCATION MAP
NOT TO SCALE

SUBMISSION PLAT OF SOUTHTRUST I. H. 10 ADDITION

A 1.200 ACRE TRACT OUT OF THE
ANSELMO PRUE SURVEY NO. 20, NCB 15825,
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS
AND ALSO OUT OF A 304.560 ACRE TRACT
AS RECORDED IN VOL. 6515, PG. 927 OF THE
DEED RECORDS OF BEXAR COUNTY TEXAS
JANUARY 2003

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER BEING SET AND/OR SEWER SERVICE CONNECTION.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES.

C.P.S. NOTES:
THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 134.56'
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY, LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE DIRECTED BY TxDOT.

GENERAL NOTES:

- SOURCE OF BEARING ARE REFERENCED FROM THE PLAT RECORDED IN VOLUME 9540 PAGE 176 OF DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. (N 15°25'42"W)
- THE SUBJECT PROPERTY IS SITUATED WITHIN THE SHADED PORTION OF ZONE "X" AS INDICATED ON THE FOLLOWING FLOOD INSURANCE RATE MAP: 48029C0253 E EFFECTIVE DATE: FEBRUARY 16, 1996, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
- OWNER MUST COMPLY WITH THE STREETScape REQUIREMENTS OF UDC SECTION 35-512 DURING ANY CONSTRUCTION PHASE.
- OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS. UDC 35-506 (r)

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DUTY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:

SOUTHTRUST BANK
5430 LBJ FREEWAY, STE 1260
DALLAS, TEXAS 75240
(972) 246-1515

STEVE FREEMAN
AUTHORIZED REPRESENTATIVE - SOUTHTRUST BANK

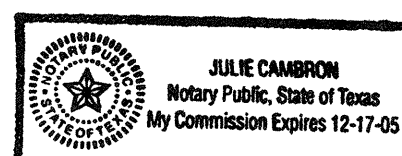
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVE FREEMAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS

13th DAY OF February, 2003.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS



ENGINEER / SURVEYOR:

LAWRENCE A. CATES & ASSOCIATES, INC.
14200 MIDWAY ROAD, SUITE 122
DALLAS, TEXAS 75244
(972) 385-2272

SURVEYOR'S CERTIFICATION

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY LAWRENCE A. CATES & ASSOCIATES, INC.

LAWRENCE A. CATES

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3717

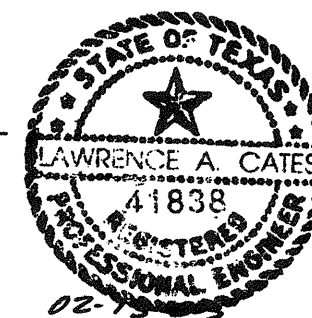
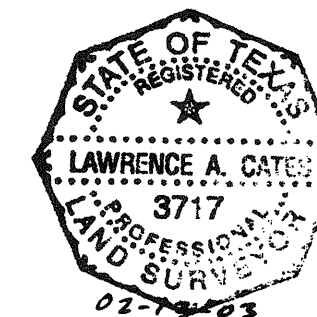
ENGINEER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LAWRENCE A. CATES, P.E.

LAWRENCE A. CATES, P.E. NO. 41838



THIS PLAT OF SOUTHTRUST I.H. 10 ADDITION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS 5 DAY OF March, A.D., 2003.

BY: [Signature]
DIRECTOR OF DEVELOPMENT SERVICES

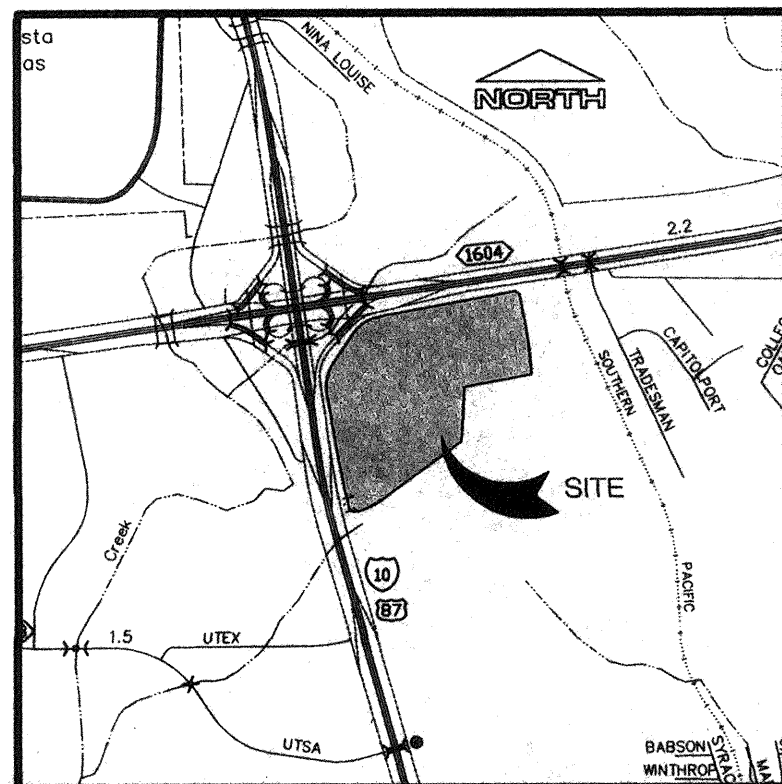
STATE OF TEXAS
COUNTY OF BEXAR
I, Gerry Rickhoff, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 6th DAY OF March, A.D. 2003 AT 11:12 A.M. AND DULY RECORDED THE 6th DAY OF March, A.D. 2003 AT 11:55 A.M. IN THE RECORDS OF Deeds & Plats OF SAID COUNTY, IN THE BOOK VOLUME 9556

ON PAGE 180
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 6th day of March, A.D. 2003

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: [Signature]
DEPUTY



VRP# 05-10-007



LOCATION MAP (NTS)

LEGEND

- WMH WASTE WATER MANHOLE
- JUNCTION BOX
- POWER POLE
- SET 1/2 INCH IRON ROD w/ V/A PROPERTY CORNER CAP.
- FOUND 1/2 INCH IRON ROD w/ V/A PROPERTY CORNER CAP.
- TMH TELEPHONE MANHOLE
- EXISTING FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- GUY ANCHOR
- OVERHEAD ELECTRIC
- VOLUME
- PAGE
- EASEMENT
- RIGHT OF WAY
- FACE OF CURB
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- SQ. FT. SQUARE FEET
- TXDOT CONCRETE MONUMENT WITH BRASS DISC

SCALE: 1"=20'

SCALE: 1"=20'

SCALE: 1"=20'

SCALE: 1"=20'

SCALE: 1"=20'

SCALE: 1"=20'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	149.28°	5511.55	175.45	87.73	N08°17'55"W	175.44
C2	44°59'05"	572.96	449.85	237.24	N80°06'03"E	438.38
C3	57°2'23"	2557.00	232.36	116.26	S04°31'02"E	232.28
C4	307°11"	535.00	29.13	14.57	S52°12'04"W	29.13
C5	28°49'15"	1465.00	736.92	376.43	S65°03'06"W	729.18
C6	6°26'46"	5511.55	620.07	310.36	N12°26'01"W	619.75

LINE TABLE		
LINE	LENGTH	BEARING
L1	70.53'	S52°15'49"E
L2	88.25'	S13°59'26"W
L3	89.66'	N54°41'37"W

OWNER: GALLERIA VENTURES LTD
REMAINDER OF A 60.00 ACRE TRACT
VOL 8775 PG 605

CONTAINING: 98.70 ACRES
(4,299,692 SQ. FT.)
(TRACT VACANT)

METES AND BOUNDS DESCRIPTION
FOR A 98.70 ACRE TRACT OF LAND
OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT 574,
AND THE B.B.B. & C.R.R. CO. SURVEY NO. 21, ABSTRACT 104
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Being a 98.70 acre (4,299,692 square feet) tract of land out of the Anselmo Pru Survey No. 20, Abstract 574, and the B.B.B. & C. R.R. Survey No. 21, Abstract 104, Bexar County, Texas; said 98.70 acre tract being a portion of a 120.03 acre tract as conveyed to Galleria Ventures Limited, a Texas Limited Partnership, recorded in Volume 8928, Page 0405 and also being a portion of a 60.00 acre tract as conveyed to Galleria Ventures Limited, a Texas Limited Partnership, recorded in Volume 8775, Page 605, of the Official Public Records of Real Property of Bexar County, Texas; said 98.70 acre tract also being out of New City Block 14858 and New City Block 15825; said 98.70 acre tract of land being more particularly described by metes and bounds as follows with all bearings being referenced to the East right-of-way (R.O.W.) line of Interstate Highway (IH) 10, with a rotation of West 00° 01' 36":

COMMENCING: at a found Texas Department of Transportation (TxDOT) brass disc in concrete on the East right-of-way line of IH 10, and being the most Northerly cut-back corner of Pecan Springs Road (R.O.W. varies, City of San Antonio Ordinance Number 83176) and the Southwest corner of the herein described tract of land;

Thence: N15° 39' 24"W, 1552.57 feet, along the West line of the herein described tract and the East R.O.W. line of IH 10, to a found 1/2" Iron Rod;

Thence: with the east line of IH 10, 620.07 feet, along a curve to the right having a radius of 5511.55 feet, a central angle of 06°26'46", and a chord bearing and distance of N12°26'01"W, 619.75 feet, to a set 1/2" iron rod with a Vickrey & Associates, Inc. property corner cap for the northwest end of a right-of-way cutback for a future public street right-of-way and the POINT OF BEGINNING;

Thence: along the East right-of-way line of IH 10 and also being the west property line of said 98.70 acre tract, 175.45 feet, along a curve to the right having a radius of 5511.55 feet, a central angle of 01°49'26", and a chord bearing and distance of N08°17'55"W, 175.44 feet, to a found TxDOT brass disc in concrete on the East right-of-way line of IH 10;

Thence: along the East right-of-way line of IH 10 and also being the west property line of said 98.70 acre tract, N07°23'24"W, 1198.39 feet, to a found TxDOT brass disc in concrete on the East right-of-way line of IH 10;

Thence: along the Southeast cutback line of LOOP 1604 and IH10, 410.87 feet, along a curve to the right having a radius of 523.16 feet, a central angle 44°59'52", and a chord bearing distance of N15°06'32"E, 400.39 feet, to a found 1/2" iron rod on the East right-of-way line of IH 10;

Thence: N37°36'30"E, 433.57 feet, along the Southeast cutback line of FM LOOP 1604 and IH10, to a found 1/2" iron rod on the southeast cutback line of LOOP 1604;

Thence: 449.85 feet, along a curve to the right having a radius of 572.96 feet, a central angle of 44°59'05", and a chord bearing and distance of N60°06'03"E, 438.38 feet, along the Southeast cutback line of LOOP 1604 and IH10, to a found TxDOT brass disc in concrete on the south line of LOOP 1604;

Thence: N82°35'36"E, at 895.73 feet passing a found 1/2" iron rod, and continuing a total distance of 1727.23 feet, along the South right-of-way line of LOOP 1604 and the north most property line of said 98.70 acre tract, to a set 1/2" iron rod with a Vickrey & Associates, Inc. property corner cap;

OWNER: GALLERIA VENTURES LIMITED
REMAINDER OF A 120.03 ACRE TRACT
VOL. 8925, PG. 405

POINT OF BEGINNING
SET 1/2" IRON ROD WITH
VICKREY PROPERTY CORNER CAP



THIS IS TO CERTIFY TO 1604/10 DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, GALLERIA VENTURES LIMITED, A TEXAS LIMITED PARTNERSHIP, AND CHICAGO TITLE COMPANY.

THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

Hal B. Lane III
Registered Professional Land Surveyor
Texas Registration No. 4690
Vickrey & Associates, Inc.

10-6-04

Date

DATE: 10-05-2004

SCALE

Vertical 1" = n/a

Horizontal 1" = 200'

0 100 200 300

SHEET 1 OF 1

PROJ. NO. 0547-081-104

DATE: 10-05-2004

SCALE

Vertical 1" = n/a

Horizontal 1" = 200'

0 100 200 300

SHEET 1 OF 1

PROJ. NO. 0547-081-104

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway San Antonio, Texas 78216
Telephone: (210) 494-3271

PREPARED FOR:
GALLERIA
VENTURES
LIMITED

BOUNDARY SURVEY OF A
98.70 ACRE TRACT
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

DATE: 10-05-2004
SCALE
Vertical 1" = n/a
Horizontal 1" = 200'
0 100 200 300
SHEET 1 OF 1
PROJ. NO. 0547-081-104

DATE: 10-05-2004

SCALE

Vertical 1" = n/a

Horizontal 1" = 200'

0 100 200 300

SHEET 1 OF 1

PROJ. NO. 0547-081-104

DATE: 10-05-2004

SCALE

Vertical 1" = n/a

Horizontal 1" = 200'

0 100 200 300

SHEET 1 OF 1

PROJ. NO. 0547-081-104

Permit File # 05-10-007



City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

05-10-007

Permit File: # ~~10-21-0~~
Assigned by city staff

Date: 10-20-04

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 OCT 21 AM 7:57

☒ **Vested Rights Permit**

☐ **Consent Agreement**

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: Galleria Ventures, Ltd. by Michael Baucum, Agent

Phone: 210-349-5311 ext.208 Fax: 210-349-3523

Address: 1100 NW Loop 410, Suite 260

City: San Antonio State: TX Zip code: 78213

Engineer/Surveyor: Vickrey & Associates, Inc.

Address: 12940 Country Parkway Phone#: 210-349-3271

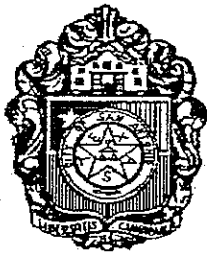
City: San Antonio State: TX Zip code: 78216

(b) Name of Project: Regal Hills

(c) (k) Site location or address of Project and Legal description:

Southeast Corner of Loop 1604 and IH-10.

See Attached Survey.



City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 JUN 14 PM 2:36

Permit File: # VRP#02-06-120

Assigned by city staff

Date: 6-14-02

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent Galleria Ventures, Ltd
2. Address: 4323 Spectrum One, San Antonio, TX
3. Zip: 78230 Telephone # 210-696-5400
4. Site location or address SE corner IH10 & Loop 1604
5. Council District 8 ETJ NA Over Edward's Aquifer Recharge ☐ yes ☐ no
PORTION

• **MASTER DEVELOPMENT PLAN (MDP) (Formaly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Fiesta Northwest Crossing # 441-B
Fiesta Northwest Crossing (Amendment) 441-C

Date accepted: 2-24-97 Expiration Date: 8-26-98 MDP Size: 159.39 acres
5-9-02 11-8-03

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

OFFICE OF DIRECTOR
CITY OF SAN ANTONIO
1

Fiesta Northwest Crossing Plats

[illegible]

Permit File # 347

OFFICIAL SEAL
CINDY SHERIDAN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires April 25, 2000

Select appropriate time period

less than 8% within 18 months

Between 8% & 49%

50% & over

Plat
number

Plat name

Approval
date

number of
acreage / \$

% of POADP
acreage

Running
Total

970393

Fiesta Northwest Crossing Utility
Eastment

06-30-98

1.919

1.204%

1.204%

9749765

Fiesta Northwest Crossing Unit 1

11-25-98

13.00

8.156%

9.360%

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
OCT 21 10 07 AM '98

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

INVOICE
3241294

AMT ENCLOSED

50-04-5573
VICKREY & ASSOCIATES, INC.
12940 COUNTRY PARKWAY
SAN ANTONIO, TEXAS 78216

AMOUNT DUE 500.00
INVOICE DATE 10/21/2004
DUE DATE 10/21/2004

PHONE: (210) 349-3271

VRP#05-10-007

REGAL HILLS

CITY FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
10/21/2004	3241294	50-04-5573	10/21/2004	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	018838-001	DEVELOPMENT RIGHTS	500.00



VICKREY & ASSOCIATES, Inc.

CONSULTING ENGINEERS

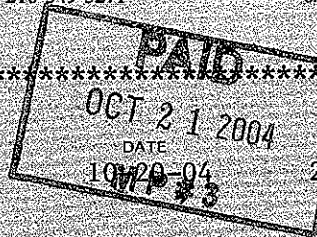
12940 Country Parkway • San Antonio, Texas 78216 • 210-349-3271

OPERATING ACCOUNT

020779

FROST NATIONAL BANK
SAN ANTONIO, TEXAS

PAY: Five Hundred Dollars and 00/100*****



CHECK NO.
20779

AMOUNT
*****500.00*****

PAY
TO THE
ORDER
OF

City of San Antonio

VICKREY & ASSOCIATES, INC.

020779 114000093 08 0069965

Inv #3241294

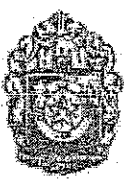
AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST: 10/21/2004	10/21/2004		CK#020779	VRP#05-10-007
END	10/21/2004			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

CITY OF SAN ANTONIO
DS-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

PAGE 1 OF 1



CITY OF SAN ANTONIO

November 20, 2003

Mr. Stephen Horvath, P.E., R.P.L.S.

Vickrey & Associates, Inc.
12940 Country Parkway
San Antonio, TX 78216

Re: POADP # 463 B, Umbell Oaks & POADP # 441 Fiesta Northwest

Dear Mr. Horvath:

The Planning Department has completed its analysis on the subject POADPs for validity. Please be advised subject POADPs have satisfied the provisions entitled Scope of Approval of the City of San Antonio Unified Development Code (UDC) under Article 4, (h), (1) a.:

"The Master Development shall expire unless a final plat is approved within eighteen (18) months from the approval of the Master Development Plan that Plats, at least twenty (20) acres or eight (8) percent of the net area of the Master development Plan area or that requires at least five hundred dollars (\$500,00.00) in infrastructure expenses if the Master development Plan is one thousand (1,000) acres or less or at least one million dollars (\$ 1,000,000.00) if the Master Development Plan is more than one thousand (1,000) acres.

A copy of this letter will be placed in the file.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,


Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

NOV 21 12 130 PM '03

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR